

## Imaged Certificate of Notice Page 1 of 2

United States Bankruptcy Court  
Eastern District of PennsylvaniaIn re:  
Sadie B. Perez  
Sadie B. Perez  
DebtorsCase No. 18-10107-elf  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Randi  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Dec 04, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on  
Dec 06, 2018.

db +Sadie B. Perez, MAILING ADDRESS, 6013 Walnut Street, Philadelphia, PA 19139-3713

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 06, 2018

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system on December 4, 2018 at the address(es) listed below:

AUTHERINE B. SMITH on behalf of Debtor Sadie B. Perez absmith256@gmail.com  
 DAVID A. SCHOLL on behalf of Debtor Sadie B. Perez judgescholl@gmail.com  
 JOSHUA DOMER on behalf of Creditor City of Philadelphia joshua.domer@phila.gov,  
 karenablalock@phila.gov  
 KEVIN G. MCDONALD on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTINA  
 TRUST bkgroup@kmlawgroup.com  
 KEVIN M. BUTTERY on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTINA  
 TRUST kbuttery@rascrane.com  
 KEVIN W. LYNCH on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTINA  
 TRUST kwlynch@comcast.net  
 REBECCA ANN SOLARZ on behalf of Creditor WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A  
 CHRISTINA TRUST bkgroup@kmlawgroup.com  
 REBECCA ANN SOLARZ on behalf of Creditor MIDFIRST BANK bkgroup@kmlawgroup.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM C. MILLER, Esq. on behalf of Trustee WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com,  
 philaecf@gmail.com  
 WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 11

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Sadie B. Perez

Debtor(s)

MIDFIRST BANK

Movnat

vs.

Sadie B. Perez

Debtor(s)

and William C. Miller Esq.

Trustee

Chapter 13

NO. 18-10107 ELF

**ORDER**

AND NOW, this 4th day of December, 2018 upon consideration of the Certification of Default by the Moving Party, the Debtor's Objection thereto, and after a hearing, and for the reasons stated in court, it is **ORDERED** that:

The Automatic Stay of under 11 U.S.C. Sections 362 and 1301 are **MODIFIED** to allow MIDFIRST BANK and its successor in title to exercise its *in rem* remedies under applicable nonbankruptcy law with respect to the premises 5243 Westford Road Philadelphia, PA 19120.

~~The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.~~



**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**